



CITY CLERK  
GLOUCESTER, MA  
2024 JAN -8 PM 3: 52

**NOTICE OF PUBLIC MEETING  
CITY OF GLOUCESTER  
ZONING BOARD OF APPEALS  
January 11, 2024 Meeting, 7 PM**

**Kyrouz Auditorium,  
City Hall, 2<sup>ND</sup> Floor  
9 Dale Avenue**

**Agenda**

The public is welcome to attend in person.

Zoom link to access the meeting remotely is also available:

ZBA Meeting: January 11, 2024, 7:00 PM  
Join from Computer, Smart Device: <https://zoom.us/j/428400634>  
Join via Phone: +1 (312) 626-6799, Alternate: +1 (929) 205-6099  
Meeting ID: 428 400 634

Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting.

Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

Listed items may be heard out of order.

**Approval of Minutes:**

**Continued Applications:**

Continued consideration of the petition of Gustaf Erickson seeking a special permit pursuant to GZO s. 1.8 to convert a presently existing two family with art studio to a three family dwelling with variances pursuant to GZO s. 3.2.1 for frontage, front yard setback, and side yard setback at **14 Pine Street, Map 15, Lot 61.**

Continued consideration of the petition of 6R Neptune LLC, seeking three special permits to convert an existing single-level, single-family dwelling into a three-level, two-family dwelling: alter/expand a non-conforming structure or use; allow lesser number of off-street parking spaces (2 of the required 3), and to exceed maximum allowable building height (proposed height of 34.4') all pursuant to GZO s. 1.9 and 2.4, at **6R Neptune Place, Map 50, Lot 63.**

## **New Applications:**

Petitioner David and Rebecca Muller seeking a variance pursuant to GZO s. 1.7, 2.3 for front yard setback relief and a variance pursuant to GZO s. 1.7, 3.1.3 to change a lot size or shape at **9 Gardner Terrace, Map 110, Lot 42.**

Petition of Luke Fabbri appealing a decision of the inspector of buildings pursuant to GZO s. 1.6 for Building Permit BLD-23-709 at **220 Atlantic Street, Map 256, Lot 51.**

Petition of Luke Fabbri appealing a decision of the inspector of buildings pursuant to GZO s. 1.6 for Building Permit BLD-23-710 at **226 Atlantic Street, Map 256, Lot 62.**

Petition of Pasquale Dimaio seeking a special permit pursuant to GZO s. 1.8, and 2.3.1(6) to convert a single family dwelling to a multi-family dwelling with three dwelling units with variances for front yard and left side yard setback pursuant to GZO s. 3.2.1 at **60 Grove Street, Map 40, Lot 84.**

## **Discussion by Board:**

Election of officers

**Joseph Parisi, III, Chairman**

The above agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed, items not listed may also be brought up for discussion, to the extent permitted by law.

Please visit the Zoning Board of Appeals page on the City's website to view the above applications and petitions and direct all questions regarding these applications to the office of the Building Inspector during normal business hours at 978-325-5210.

All documents intended to be considered by the Board must be submitted 72 hours prior to the meetings.